

Questionnaire

ADVERTISEMENT APPEALS (including Discontinuance Notice)

Appeal ref: APP/ M16955/H/16/3159001 + 3159122

Appeal by: Bynon Property Services

Grid ref: P/2016/0315 - S1 281424

Site address: P/2016/0314 280421

Postcode: P/2016/0315 - TESCO ROUNDABOUT, WELLS ST, CERN MNR
P/2016/0314 - FESTIVAL FIREWORKS, CRANE ST. LL43AE
CERN MNR. LL43AB

When you have completed this questionnaire you must send a copy, with attachments, to the appellant/agent and to our case officer by the date specified in our start letter. You can send it to us by e-mail.

1 a	Does the appeal follow the:	
	(i) Refusal of consent for the display of the advertisement(s)?	YES ☒ NO ☐
	(ii) Grant of consent for the display of the advertisement(s)?	YES ☐ NO ☒
	(iii) Failure of the LPA to give notice of its decision within the appropriate period of an application for consent?	YES ☐ NO ☒
	(iv) Service of a Discontinuance Notice?	YES ☐ NO ☒
b	Do you agree that the written representations procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than the written representations procedure. If your answer is no, please give your reasons below.	YES ☒ NO ☐
Warning – the written representations procedure is an expedited procedure for appeals against refusal of consent for display of advertisements which proceed on the basis of written representations.		
2 a	Can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land?	YES ☒ NO ☐
b	Is it <i>essential</i> for the Inspector to enter the site to assess the impact of the proposal?	YES ☐ NO ☒
	If YES, please explain <u>n/a</u>	
c	Are there any known health and safety issues that would affect the conduct of the site inspection?	no
3	Did you notify people about the application?	YES ☒ NO ☐
	If YES, please attach any representations received	No of docs <u>—</u>

4	a	Is one of your grounds for refusal 'Public Safety' involving highway or traffic considerations? <i>P12016/0315 only</i>	YES ☒	NO ☐
		If YES, please attach any representations made by the highway authority about the application.	☐ Attached	
5	a	Have you notified anyone about the appeal?	YES ☒	NO ☐
		If YES, please attach		
	b	a copy of the letter with which you notified people about the appeal	☒ Attached	
	c	a list of the people you notified	☒ Attached	
		Deadline: <i>28 days from S/date</i>		
	d	For appeals not following the expedited written representations procedure the deadline you gave for their comments to be sent to us.	☐ Attached	
		Deadline:		
6	a	Are there any other appeals or matters relating to the same site still being considered by us or the Welsh Ministers?	YES ☒	NO ☐
		If YES, please give our reference numbers and if necessary attach details		
		References: <i>116955/H/16/3159122</i>	☐ Attached	
	b	Are there any other appeals or matters adjacent, or close, to the site still being considered by us or the Welsh Ministers?	YES ☐	NO ☒
		If YES, please give our reference numbers and if necessary attach details		
		References:		
7		Is the site in a Conservation Area?: <i>ONLY P12016/0314</i>	YES ☒	NO ☐
		If YES please attach a plan of the Conservation Area with the appeal site identified on the plan.	☐ Attached	
8		Is the site in an Area of Special Control of Advertisements?	YES ☐	NO ☒
		If YES, please provide details	Attached	
9		Is the appeal site within		
	a	A Green Wedge?	YES ☐	NO ☒
	b	An Area of Outstanding Natural Beauty?	YES ☐	NO ☒
10	a	Is the appeal site in or adjacent to, or likely to affect, an SSSI and/or an Internationally designated site (ie cSAC, SAC, pSPA, SPA, Ramsar)?	YES ☐	NO ☒
		If YES, please attach the comments of Natural Resources Wales	☐ Attached	
	b	Are any protected species likely to be affected by the proposals?	YES ☐	NO ☒
		If YES, please attach details.	☐ Attached	
11	a	Would the proposed advertisement affect the setting of a listed building?	YES ☐	NO ☒
		If YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest	☐ Attached	

b	If YES, was CADW consulted? Please attach a copy of any comments	YES ☐ NO ☒ ☐ Attached
12	Would the proposed advertisement affect an Ancient Monument (whether scheduled or not)? If YES, was CADW consulted? Please attach a copy of any comments	YES ☐ NO ☒ YES ☐ NO ☒ ☐ Attached
13	If this is a Discontinuance Notice appeal please confirm how the use of the site or the display of the advertisement(s) enjoys the benefit of deemed consent: <u>n/a</u>	
14	Copies of the following must be attached to this form a If the appellant has submitted photographs and a plan with their appeal documents please confirm you are content these are a complete and accurate representation. IF NO b Please provide one set of photographs of the appeal site and its surroundings along with a plan showing the location of the appeal site and the positions from which the photographs have been taken. The photographs should be of good quality and in colour.	YES ☒ NO ☐ ☐ Attached
15	Copies of the following documents must, if appropriate, be attached to this form a The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes b Extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan). You must include the front page, the title and date of approval /adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination. List of policies: <u>CIDP1 PS2</u> c Extracts of any relevant policies which have been 'saved' by way of a Direction List of policies: <u>/</u> d Extracts from any supplementary document that you consider necessary, together with the date of its adoption. In the case of emerging documents, please state what stage they have reached. e Any other relevant information or correspondence you consider we should know about f A true copy of the Discontinuance Notice <u>n/a</u>	N/A No of docs ☒ — ☐ — ☐ — ☐ — ☐ — ☐ Attached
16	If this appeal is not following the written representations expedited procedure do you intend to send a further statement about this appeal?	YES ☐ NO ☒

Your reference: P/2016/0314 + P/2016/0315

I confirm that a copy of this and any attachments have been sent to the appellant/agent today.

Name: SHARON WILLIAMS

On behalf of (LPA): WREXHAM COUNTY COUNCIL

Date: 6/10/16

Please tell us of any changes to the information you have given on this form.

AnnS Jones

From: Philip Forster
Sent: 28 April 2016 10:39
To: planning_admin
Subject: FW: P/2016/0314 & P/2016/0315

Community council responses for both quoted applications

From: Cefn Mawr Community Council [<mailto:cefnmawrparish@btconnect.com>]
Sent: 27 April 2016 10:32
To: Philip Forster
Subject: P/2016/0314 & P/2016/0315

Dear Philip,

Following Council meeting held last evening, I have been requested on behalf on Cefn Community Council, to write with objections to Applications P/2016/0314 & P/2016/0315.

Council raised concerns that the signage is not compatible to WCBC signage and not sympathetic and does not follow the ethos of Cefn Community Council.

Kind Regards

Trina Nicholls-Smith
Clerk
Cyngor Cymuned/
Cefn Community Council
Tel: 01978 821298
Email: www.cefnmawrparish@btconnect.com
website: www.cefncommunitycouncil.co.uk

Cerys Jones

From: Derek Wright
Sent: 22 April 2016 14:04
To: Cerys Jones
Subject: RE: LOCAL MEMBER ADVERTISEMENT NOTIFICATION - App ref P/2016/0315

Hi Cerys,

My concern over this signage it should be sympathetic and compatible with the signage in place and planNed by WCBC FOR Cefn.

Is also applies with the previous mail.

Cheers
Derek Wright
Ward member Cefn
01978822497

-----Original Message-----

From: Cerys Jones
Sent: Thursday, April 21, 2016 04:38 PM GMT Standard Time
To: Derek Wright
Subject: LOCAL MEMBER ADVERTISEMENT NOTIFICATION - App ref P/2016/0315

<<E_14022937.DOC>> Please find attached document

Cerys Jones

From: Derek Wright
Sent: 22 April 2016 09:58
To: Cerys Jones
Subject: RE: LOCAL MEMBER ADVERTISEMENT NOTIFICATION - App ref P/2016/0315

I support this if it is done in a sympathetic way, I'm not on the Planning Committee.

Cheers
Derek Wright
Ward member Cefn
01978822497

-----Original Message-----

From: Cerys Jones
Sent: Thursday, April 21, 2016 04:38 PM GMT Standard Time
To: Derek Wright
Subject: LOCAL MEMBER ADVERTISEMENT NOTIFICATION - App ref P/2016/0315

<<E_14022937.DOC>> Please find attached document

Cerys Jones

From: Derek Wright
Sent: 21 April 2016 21:33
To: Cerys Jones
Subject: RE: LOCAL MEMBER ADVERTISEMENT NOTIFICATION - App ref P/2016/0315

Hi Cerys,

I support this application, I'm not on Planning Committee.

Cheers
Derek Wright
Ward member Cefn
01978822497

-----Original Message-----

From: Cerys Jones
Sent: Thursday, April 21, 2016 04:38 PM GMT Standard Time
To: Derek Wright
Subject: LOCAL MEMBER ADVERTISEMENT NOTIFICATION - App ref P/2016/0315

<<E_14022937.DOC>> Please find attached document

Case No: P/2016/0314

Proposal: Display Of Non Illuminated Pole Mounted On Wall Sign

Location: , Festival Fireworks, Crane Street, LL14 3AB.

From: Lorna Goring:

Date: 25th May 2016

Policy Section: Con

This application has been screened by application type and against GIS constraints. It is thought that you may wish to comment. Please view the application and make your comments:

Built Conservation

The signage subject to this application and also application reference P/2016/0315, has been submitted following pre-application discussions with Conservation over a few years and as part of wider 'permeability project' about strengthening connections into the village centre from Tesco and the nearby WHS and the same advice has been reiterated consistently regarding the scale, design and materials.

The principle of erecting signage in this location is understood and supported and the applicant seeks to draw people into the historic village centre as they exit Tesco and/or use the new Oxford Street link road. The signage is intended to advertise/display current businesses in operation within the village centre with each having their own band on the sign. It is also understood that each band will be designed to be easy to change should the business change.

Whilst the economic rationale for the signage is supported, I have concerns over the design, materials and operation of the signage given it will be prominently located within the Conservation Area. There is the concern that the design of signage is more akin to an industrial estate or outlet shopping village given its size and the variety in logo, font colour etc as a result of the different businesses. This concern is more prominent at the Well Street end where the new signage is very similar to the nearby Tesco signage in terms of height and colour and subsequently the intention of the signage may be weakened.

The overall design has been influenced by examples from the Plassey. As has been advised at pre-application stage an exact copy of the Plassey signage is perhaps not

appropriate for Cefn Mawr given their very different locations and contexts and this is again reiterated.

I would suggest that the form of the signage board be simplified with the curved top and ball finials removed. The incorporation of the WHS logo is understood however perhaps something more reflective of Cefn Mawr as a village would be best? The WHS logo should/could still be incorporated to ensure that the linkages between the village and the WHS are visible to visitors. The colour needs consideration also. The blue is very similar to the Tesco signage and another principle colour, that accords with the historic character of the village, such as green, black, navy is suggested. Other colours may be appropriate for border details etc. The name of each business should ideally be standardised in terms of font style, colour and size. Perhaps an small area to the side of each name could be used to advertise the individual logo's of each business?

It is also understood a bid has been submitted to the HLF for funds to undertake public realm work and signage work. The current submission does not form part of this bid and there is a concern that a disjointed approach to the treatment, design and finish of the signage within the village would be detrimental to the character and appearance of the area and contrary to the aims of both groups.

Case No: P/2016/0315

Proposal: Display Of Non Illuminated Pole Mounted Sign

Location: , Tesco Roundabout, Well Street, LL14 3AE.

From: Lorna Goring:

Date: 25th May 2016

Policy Section: Con

This application has been screened by application type and against GIS constraints. It is thought that you may wish to comment. Please view the application and make your comments:

Built Conservation

The signage subject to this application and also application reference P/2016/0314, has been submitted following pre-application discussions with Conservation over a few years and as part of wider 'permeability project' about strengthening connections into the village centre from Tesco and the nearby WHS and the same advice has been reiterated consistently regarding the scale, design and materials.

The principle of erecting signage in this location is understood and supported and the applicant seeks to draw people into the historic village centre as they exit Tesco and/or use the new Oxford Street link road. The signage is intended to advertise/display current businesses in operation within the village centre with each having their own band on the sign. It is also understood that each band will be designed to be easy to change should the business change.

Whilst the economic rationale for the signage is supported, I have concerns over the design, materials and operation of the signage given it will be prominently located within the Conservation Area. There is the concern that the design of signage is more akin to an industrial estate or outlet shopping village given its size and the variety in logo, font colour etc as a result of the different businesses. This concern is more prominent at the Well Street end where the new signage is very similar to the nearby Tesco signage in terms of height and colour and subsequently the intention of the signage may be weakened.

The overall design has been influenced by examples from the Plassey. As has been advised at pre-application stage an exact copy of the Plassey signage is perhaps not

appropriate for Cefn Mawr given their very different locations and contexts and this is again reiterated.

I would suggest that the form of the signage board be simplified with the curved top and ball finials removed. The incorporation of the WHS logo is understood however perhaps something more reflective of Cefn Mawr as a village would be best? The WHS logo should/could still be incorporated to ensure that the linkages between the village and the WHS are visible to visitors. The colour needs consideration also. The blue is very similar to the Tesco signage and another principle colour, that accords with the historic character of the village, such as green, black, navy is suggested. Other colours may be appropriate for border details etc. The name of each business should ideally be standardised in terms of font style, colour and size. Perhaps a small area to the side of each name could be used to advertise the individual logo's of each business?

It is also understood a bid has been submitted to the HLF for funds to undertake public realm work and signage work. The current submission does not form part of this bid and there is a concern that a disjointed approach to the treatment, design and finish of the signage within the village would be detrimental to the character and appearance of the area and contrary to the aims of both groups.

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	TH/DC/AM/2016/0314		
Date:	26 April 2016	Your Ref:	P/2016/0314

Location: O. S Grid Ref: 280 421 Festival Fireworks, Crane Street, Cefn Mawr
Development: Display of non-illuminated pole mounted on wall sign

I refer to your consultation dated 25 April 2016 in respect of the above.

In principle I have no objections to development proposals at this site and I would recommend any permission include the following condition:-

CONDITION

1. The proposed signs shall not be illuminated in such a manner that they present any disabling glare or dazzle to the traffic using the adjacent highway.

REASON

1. To prevent glare or dazzle in the interest of traffic safety.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.



pn Service Manager Environment

Clare Whiting

From: Philip Forster
Sent: 20 May 2016 08:38
To: planning_admin
Subject: FW: P/2016/0315 - Tesco roundabout signs

Highways response

From: Ann Moss
Sent: 19 May 2016 13:10
To: Philip Forster
Subject: P/2016/0315 - Tesco roundabout signs

Hi Phil,

The placement of the sign for the above development affects the visibility splay to Waterloo Place, for this reason I would recommend refusal, the developer may wish to come up with an alternative location that will not affect visibility prior to me making a response

Regards
Ann

Cerys Jones

From: Philip Forster
Sent: 20 May 2016 08:38
To: planning_admin
Subject: FW: P/2016/0315 - Tesco roundabout signs

Highways response

From: Ann Moss
Sent: 19 May 2016 13:10
To: Philip Forster
Subject: P/2016/0315 - Tesco roundabout signs

Hi Phil,

The placement of the sign for the above development affects the visibility splay to Waterloo Place, for this reason I would recommend refusal, the developer may wish to come up with an alternative location that will not affect visibility prior to me making a response

Regards
Ann

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	TH/DC/AM/2016/0315		
Date:	31 May 2016	Your Ref:	P/2016/0315

Location: O. S Grid Ref: 281 424 Display of illuminated pole mounted sign
Development: Tesco roundabout, Well Street, Cefn Mawr

I refer to your consultation dated 25 April 2016 in respect of the above.

The placement of the sign for the above development affects the visibility splay from Waterloo Place, for this reason I would recommend refusal

I would recommend that any permission be REFUSED for the following reasons:

REASONS

1. Inadequate visibility at the access from Waterloo Place causing a potential source of danger to road users.

Peter Dorrance

Pn Service Manager Environment

Head of Environment and Planning
Pennaeth yr Amgylchedd a Chynllunio
Lawrence Isted

16 Lord Street, Wrexham, LL11 1LG
16 Stryt yr Arglwydd, Wrecsam, LL11 1LG
Tel/Ffon: 01978 298994 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2016/0314
06/10/2016
Sharon Williams
01978 298785
sharon.williams@wrexham.gov.uk

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT (CONTROL OF ADVERTISEMENTS) REGULATIONS
1992 APPEAL

FESTIVAL FIREWORKS CRANE STREET
CEFN MAWR
WREXHAM

Address of site to which the appeal relates:

FESTIVAL FIREWORKS
CRANE STREET
CEFN MAWR
WREXHAM

Proposed development:

DISPLAY OF NON ILLUMINATED POLE MOUNTED ON WALL SIGN

Appellant's name:

MR DAVID METCALFE - BYNON PROPERTY SERVICES

Appeal reference number: H6955/H/16/3159122

Appeal starting date:

03/10/2016

I refer to the above details. An appeal has been made to the Welsh Ministers against the decision of Wrexham County Borough Council to refuse to grant planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Referrals and Appeals) (Written Representations Procedure) (Wales) Regulations 2015.

As this appeal is a advertisement fast track appeal there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by **4 weeks from the start date shown above** You can do

this by emailing wales@pins.gsi.gov.uk (quoting the appeal reference). If you do not have access to the internet, you can write (quoting the appeal reference) to:

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Appeals Casework Portal. Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The documents relevant to this appeal can be viewed via the Planning Portal using the following link <https://acp.planningportal.gov.uk> and entering the last seven digits of the planning inspectorate reference number in the "Search for a Case" box.

Alternatively you can view the Appeal form and accompanying documents on our website www.wrexham.co.uk/plans quoting the planning reference number.

The "Guide to taking part in planning appeals" can also be viewed using the following link www.planningportal.gov.uk/planning/appeals/guidance/guidanceontheappealprocess

The Planning Inspectorate aims to deal with appeals following this procedure within 12 weeks of the appeal start date. When made, the decision will be published on the Planning Portal.

Yours faithfully



Head of Environment and Planning

Head of Environment and Planning
Pennaeth yr Amgylchedd a Chynllunio
Lawrence Isted

16 Lord Street, Wrexham, LL11 1LG
16 Stryt yr Arglwydd, Wrecsam, LL11 1LG
Tel/Ffon: 01978 298994 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2016/0315
06/10/2016
Sharon Williams
01978 298785
sharon.williams@wrexham.gov.uk

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT (CONTROL OF ADVERTISEMENTS) REGULATIONS
1992 APPEAL

TESCO ROUNDABOUT WELL STREET
CEFN MAWR
WREXHAM

Address of site to which the appeal relates:

TESCO ROUNDABOUT
WELL STREET
CEFN MAWR
WREXHAM

Proposed development:

DISPLAY OF NON ILLUMINATED POLE MOUNTED SIGN

Appellant's name:

MR METCALFE – BYNON PROPERTY SERVICES

Appeal reference number: H6955/A/16/3159001

Appeal starting date:

03/10/2016

I refer to the above details. An appeal has been made to the Welsh Ministers against the decision of Wrexham County Borough Council to refuse to grant planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Referrals and Appeals) (Written Representations Procedure) (Wales) Regulations 2015.

As this appeal is a advertisement fast track appeal there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by **4 weeks from the start date shown above** You can do

this by emailing wales@pins.gsi.gov.uk (quoting the appeal reference). If you do not have access to the internet, you can write (quoting the appeal reference) to:

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Appeals Casework Portal. Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The documents relevant to this appeal can be viewed via the Planning Portal using the following link <https://acp.planningportal.gov.uk> and entering the last seven digits of the planning inspectorate reference number in the "Search for a Case" box.

Alternatively you can view the Appeal form and accompanying documents on our website www.wrexham.co.uk/plans quoting the planning reference number.

The "Guide to taking part in planning appeals" can also be viewed using the following link www.planningportal.gov.uk/planning/appeals/guidance/guidanceontheappealprocess

The Planning Inspectorate aims to deal with appeals following this procedure within 12 weeks of the appeal start date. When made, the decision will be published on the Planning Portal.

Yours faithfully



Head of Environment and Planning

5C

NEIGHBOURS P/2016/0314

CEFN COMMUNITY COUNCIL

COUNCILLOR DAVID TAYLOR

COUNCILLOR DEREK WRIGHT

HIGHWAYS

THE MANAGER, CHEERS, HILL ST, CEFN MAWR, WREXHAM LL14 3AB

THE MANAGER, FESTIVAL FIREWORKS, CRANE ST, CEFN MAWR, WREXHAM. LL14 3AB

THE MANAGER, HOLLYBUSH INN, WELL ST, CEFN MAWR, WREXHAM. LL14 3AE

NEIGHBOURS P/2016/0315

CEFN COMMUNITY COUNCIL

COUNCILLOR DAVID TAYLOR

COUNCILLOR DEREK WRIGHT

HIGHWAYS

P /2016/0315

Cefn Mawr Local Trader Signage

**Local Trader Sign Posting for Cefn Mawr Heritage
Village Centre**

11/27/2015

Dave Metcalfe



Cefn Mawr Local Trader Signage

Contents

General Sign Concept Projection	3
Dimensions and materials:.....	4
Location One	5
Location Two.....	7
Location Three?.....	8

Cefn Mawr Local Trader Signage

General Sign Concept



Practicality:

The sign and lettering needs to be clear and large enough for people to read from a car and passing traffic.

Signage needs to be affordable by local traders who will provide the funds for up keep through advertising their premisses on it.

Heritage:

The sinage needs to coordinate with the local heritage concept and the schedule 4 listing for Cefn Mawr.

The image shown has been worked up following consultaion with WCBC on this issue.

WHS:

Cefn Mawr lies at the centre of the Pontcysyllte World Heritage Site and is very closely related to the aqueduct. Therefore it is thought that the sign posting should tie in with this by adopting the aqueduct emblem. The tourist market is the third and largest market available to Cefn Mawr and all efforts should be made to tie into this to improve our local economy. The aqueduct draws

200,000 people anually and if we could only attract 10% of those people into Cefn Mawr, that is 20,000 more people than now. That would mean our streets would be full and represents significantly more trade than we currently see.

Cefn Mawr Local Trader Signage

Dimensions and materials:

- The sign for Cefn Mawr measures approximately 1.5mts wide by 3.5 mts high.
- The supporting individual trader strip signs will be approximately 1500mm wide by 150mm high
- Base material for signs is intended to be 13mm marine ply, with soft wood backing primed and painted black
- Signs will be simple screen prints laid up on the marine ply bases.
- The signs will be mounted on two simple schedule 40 - 3" galvanised steel posting primed and painted matt black
- Posts to be set in ground with concrete footings or wall mounted expansion bolts.
- With a combined sign height of approximately 3.5mts this will give provision for approximately 12 strip signs for local traders
- Strip sign fixing to poles will be by u-bolt clamping made locally.
- Lettering proposed in white on blue background as this gives good contrast.

Note we are using simple materials that can be produced locally to reduce costs to a minimum. This can then be funded from our own sources and put into place rather than talking about grant funding and getting nowhere.

Most important note about the sign as shown, it is simple and easy to read from passing traffic.

The emblem of the Pontcysyllte WHS is incorporated into the design as Cefn Mawr lies at the centre of the WHS and is the source of the materials, sandstone and iron that the aqueduct is built from.

The sandstone being quarried in the free stone quarries of Cefn Mawr, Tyn-y-Craig and the iron being smelted from Cefn iron stone in the Cefn blast furnaces and cast at the Plas Kynaston Iron Foundry.

Cefn Mawr Local Trader Signage

Location One

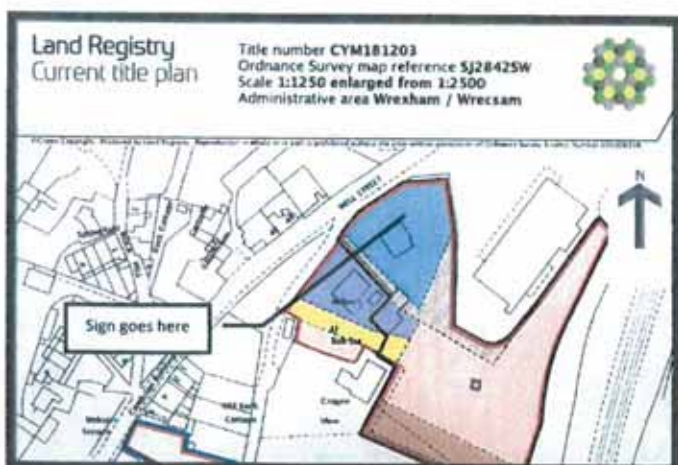


Primary sign site at Tesco round about showing Cefn Mawr open for business.

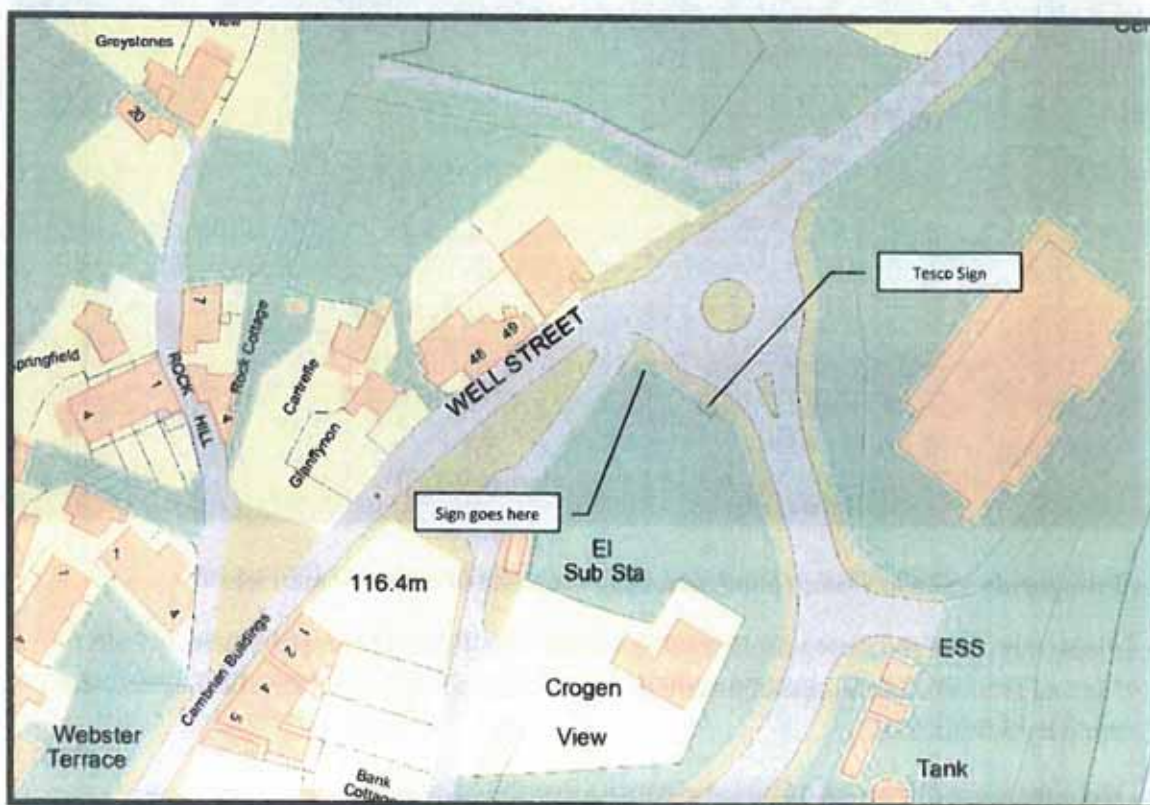
Please note that the Tesco sign measures 2.2mts wide by 4mts high so the mock up Cefn Mawr Local Traders sign is approximately to scale in the above projection measuring 1.5mts wide by 3.5mts high.

Here the sign will be set on steel posts with concrete footings.

Cefn Mawr Local Trader Signage



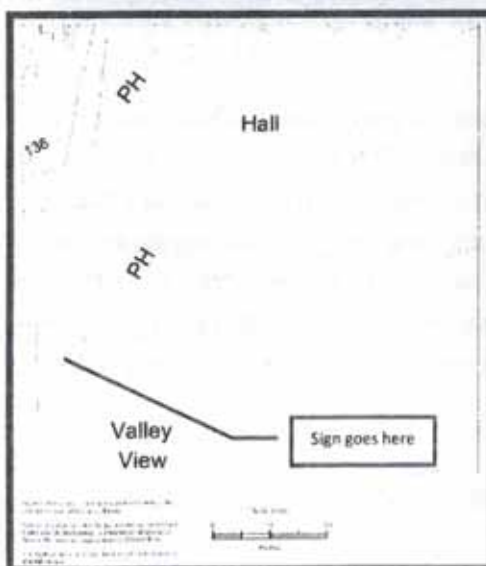
The land belongs to Tesco under title CYM181203 for the site of the sign at the Tesco round about. This is the section coloured blue in the LR title shown.



Proposed location of the Cefn Mawr Local Traders sign at the Tesco roundabout on the B5096 to indicate that the shopping centre of Cefn Mawr is still open, i.e. Well Street and Crane Street.

Cefn Mawr Local Trader Signage

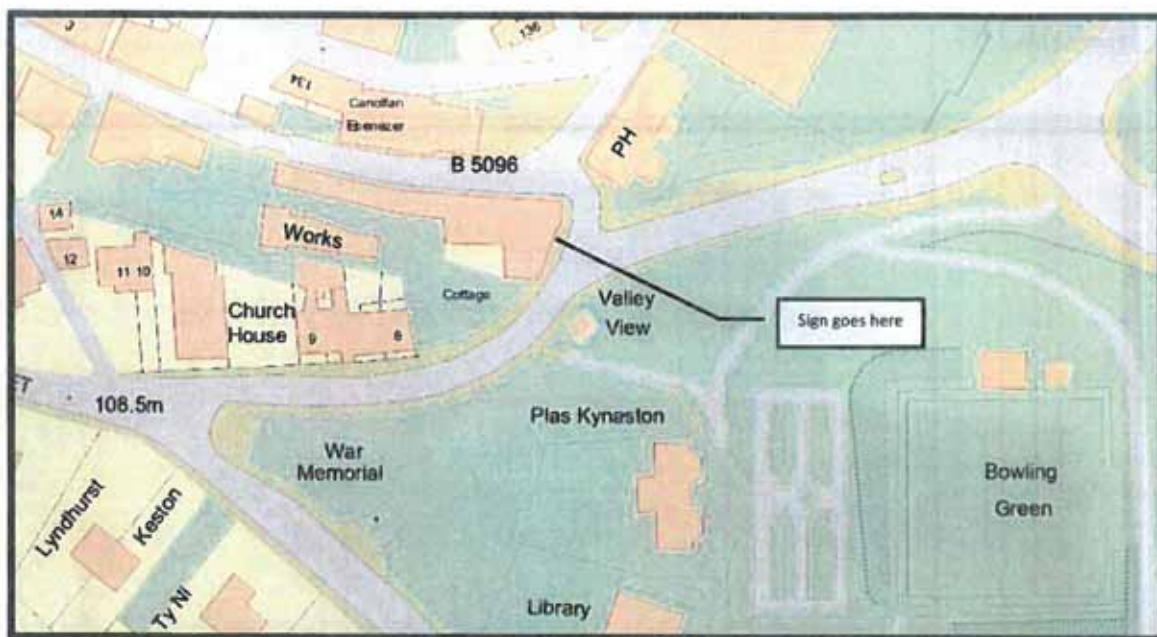
Location Two



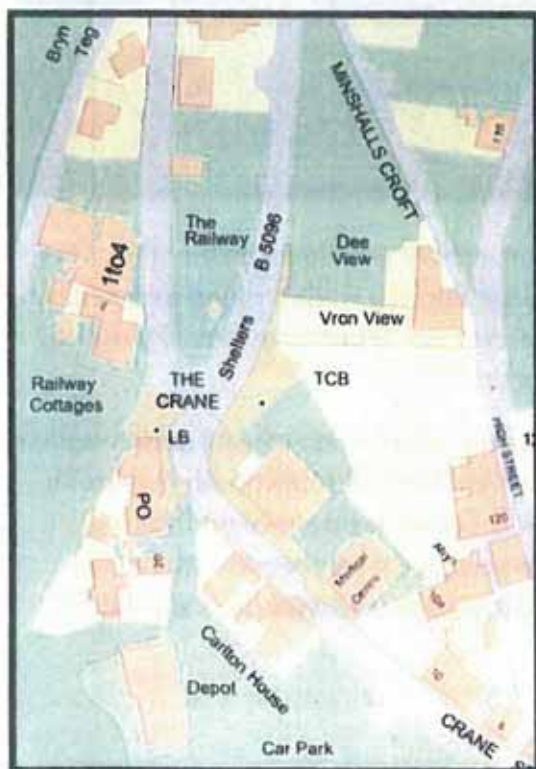
Sign at the top of Hill Street on the side of Festival Fireworks shop, the wall is +4mts high so again the projection of the Cefn Mawr Local Traders sign is roughly to scale.

Here the sign will be mounted of steel poles fixed to the wall of Festival Fireworks by expansion bolts. Mr B Davies is the owner of Festival fireworks and positively supports the signage scheme for our village where this sign will be erected.

Cefn Mawr Local Trader Signage



Location Three?



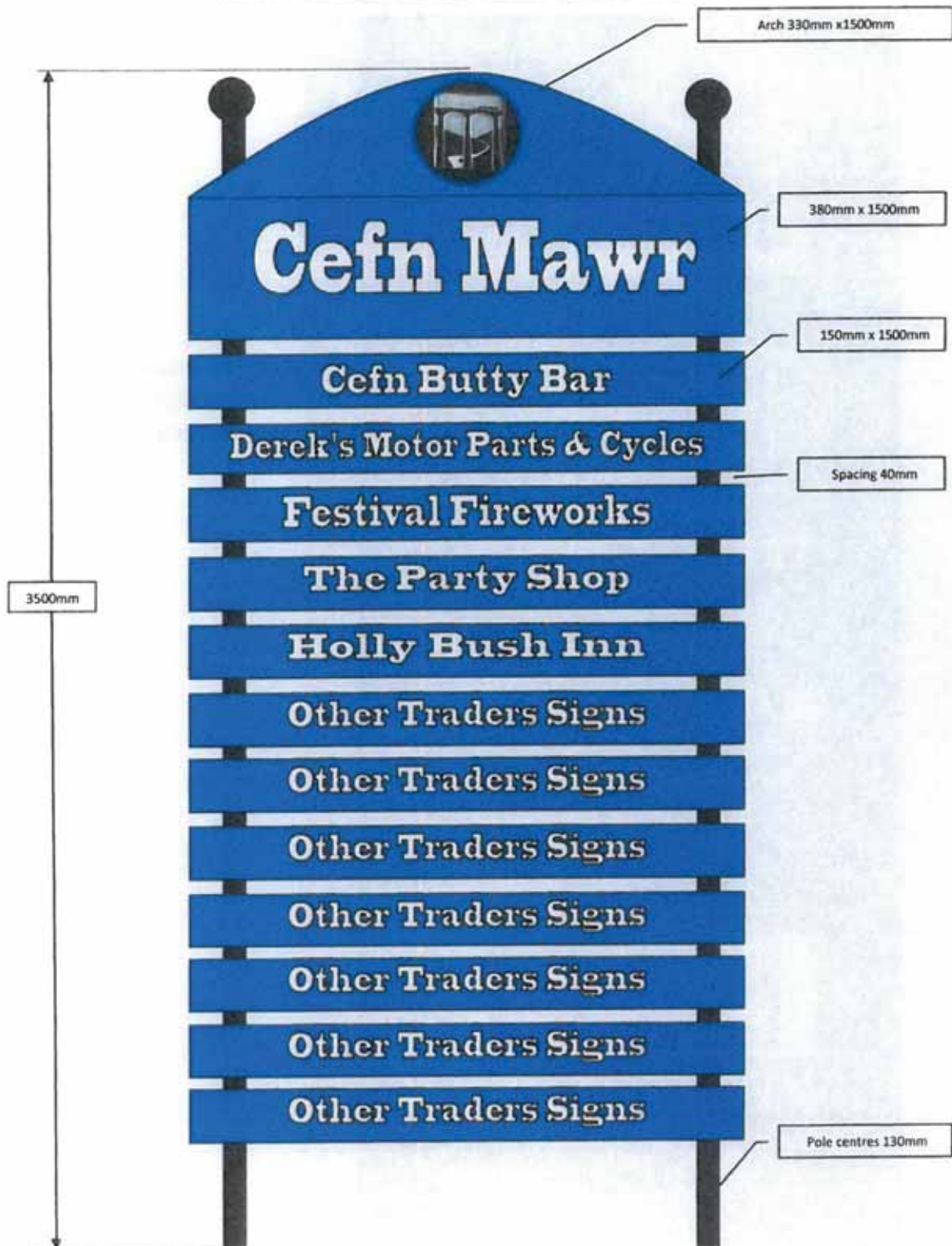
The third site for this type sign would be at The Crane in as yet to be decided place. This will then coordinate with the reopening of Railway Road linking the centre of Cefn Mawr directly to the aqueduct and Windborne Gate parking area.

Proposals for both reopening Railway Road, also called Jessop's Tramway and opening up the Windborne Gate parking area as the main central parking area for visiting the aqueduct is being made for inclusion in the WCBC Local Development Plan (2). The LDP2 is will be implemented over the next 13 years until 2028.

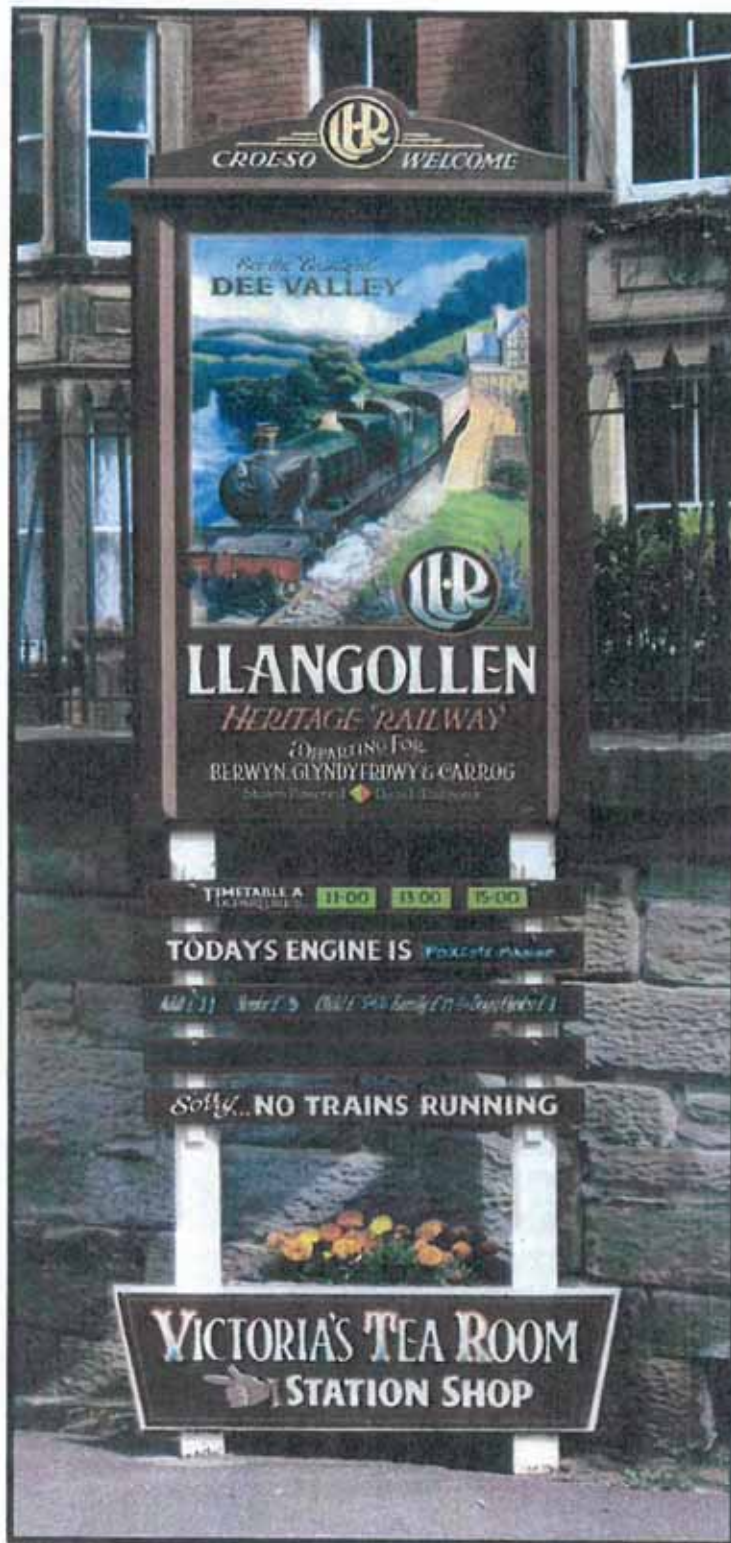
Please see:

<http://plaskynastoncanalgroup.org/ldp2/>

Cefn Mawr Local Trader Signage



Cefn Mawr Local Trader Signage



A similar rational hand painted sign by local sign writer David Kynayaston for the Llangollen Railway.

15A

Philip Forster

CONSULTATION RESPONSES	Objects	No Objection	Comments	Accepts/ Supports	No reply
Community Council	See below				
Local member(s)					X
Highways	X due to position in vis splay				
Public Protection					Na
Natural Resources Wales					Na
Welsh Water					Na
Other					Na
Neighbours					X

KEY ISSUES Visual amenity	Summary of Relevant History (See SX3 History) None
Action required	Committee ☐ /N (Check delegation scheme) (*Committee decision required if application requires an Appropriate Assessment) Relationship to Council Employee/Member?

PLANNING POLICY/CONSTRAINTS

UDP NOTATION	YES	ACCEPTABLE	NOT ACCEPTABLE
Outside settlement			
Inside settlement	x		x
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Other			

LPGN's No.	Title	ACCEPTABLE	NOT ACCEPTABLE
1	Adverts		X

WAG Guidance	Title	ACCEPTABLE	NOT ACCEPTABLE
TAN 7	Outdoor Advert Control		X

--	--	--	--

KEY ISSUES	Acceptable	Observations below	Conditions Required	Not Acceptable	N/A
Residential Amenity					
Design* (see below)		x		x	
Accessibility*					
Highway safety		x		x	
Parking					
Conservation/LB					
Ecology					
Landscaping					
Other					

Design Statement*	Yes	No	Comments
DAAS Acceptable			
Design Justified			N/a
Design Acceptable			

*Refer to DAAS document on SX3 if applicable

OBSERVATIONS: Advert consent is sought for the erection of a composite sign to allow for the display of business services in the Cefn Mawr High Street. The proposed sign would be located adjacent to the roundabout junction with Oxford Street and Well Street.

The site is not located within the Conservation Area but located in a prominent position on the entrance into the village centre. Whilst national and local planning guidance does not require businesses to provide justification for the need for signage, I do have concerns that the erection of inappropriate signage which is effectively advance directional would lead to the proliferation of uncharacteristic street clutter.

There is the concern that the design of signage is more akin to an industrial estate or outlet shopping village given its size and the variety in the individual elements of the sign. This concern is more prominent at the Well Street end where the new signage is very similar to the nearby Tesco signage in terms of height and colour and subsequently the intention of the signage may be weakened.

The overall design has been influenced by examples from the Plassey tourist site. I am of the opinion that the sign is of an inappropriate height and its siting is representative of street unnecessary street clutter.

Highways have also responded and state that the sign would result in a detriment to the visibility for vehicles leaving Waterloo Place on to the roundabout. As a result, this would represent a danger to highway users and ultimately public safety.

As such I consider that the above proposal would be detrimental to the visual amenity of the area and would not be safe for highway users. The proposal would not accord with Local Planning Guidance Note 1 – Adverts and TAN7 (national planning guidance).

RECOMMENDATION SUMMARY

Recommend Refusal	Summary of Reasons	LM(s) Notified of Delegated refusal? (Include any response)
x	Visual impact Highway safety	

Philip Forster

CONSULTATION RESPONSES	Objects	No Objection	Comments	Accepts/ Supports	No reply
Community Council					
Local member(s)					
Highways					
Public Protection					
Natural Resources Wales					
Welsh Water					
Other					
Neighbours					

KEY ISSUES	Summary of Relevant History (See SX3 History)
Action required	Committee Y/N (Check delegation scheme) (*Committee decision required if application requires an Appropriate Assessment) Relationship to Council Employee/Member?

PLANNING POLICY/CONSTRAINTS

UDP NOTATION	YES	ACCEPTABLE	NOT ACCEPTABLE
Outside settlement			
Inside settlement	x		x
Conservation Area	x		x
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Other			

LPGN's No.	Title	ACCEPTABLE	NOT ACCEPTABLE
1	Adverts	X	

WAG Guidance	Title	ACCEPTABLE	NOT ACCEPTABLE
7	Outdoor Advert Control		X

KEY ISSUES	Acceptable	Observations below	Conditions Required	Not Acceptable	N/A
Residential Amenity					
Design* (see below)		x	x		
Accessibility*					
Highway safety					
Parking					
Conservation/LB					
Ecology					
Landscaping					
Other					

Design Statement*	Yes	No	Comments
DAAS Acceptable			
Design Justified			N/a
Design Acceptable			

*Refer to DAAS document on SX3 if applicable

OBSERVATIONS: Advert consent is sought for the erection of a composite sign to allow for the display of business services in the Cefn Mawr High Street. The proposed sign would be located adjacent to the junction with Crane Street, Hill Street and Well Street.

The site is located within the Conservation Area but located in a prominent position on the entrance into the village centre adjacent to the side wall of the retail units that form the southern street frontage of Crane Street. Whilst national and local planning guidance does not require businesses to provide justification for the need for signage, I do have concerns that the erection of inappropriate signage which is effectively advance directional would lead to the proliferation of uncharacteristic street clutter.

There is the concern that the design of signage is more akin to an industrial estate or outlet shopping village given its size and the variety in the individual elements of the sign. It appears overly large and disproportionate and effectively represents advanced directional signage which is not generally supported in LPG1.

The overall design has been influenced by examples from the Plassey tourist site. I am of the opinion that the sign is of an inappropriate height and its siting is representative of street unnecessary street clutter and would not make a positive contribution to the character of the Conservation Area.

Highways have no objection to this proposal.

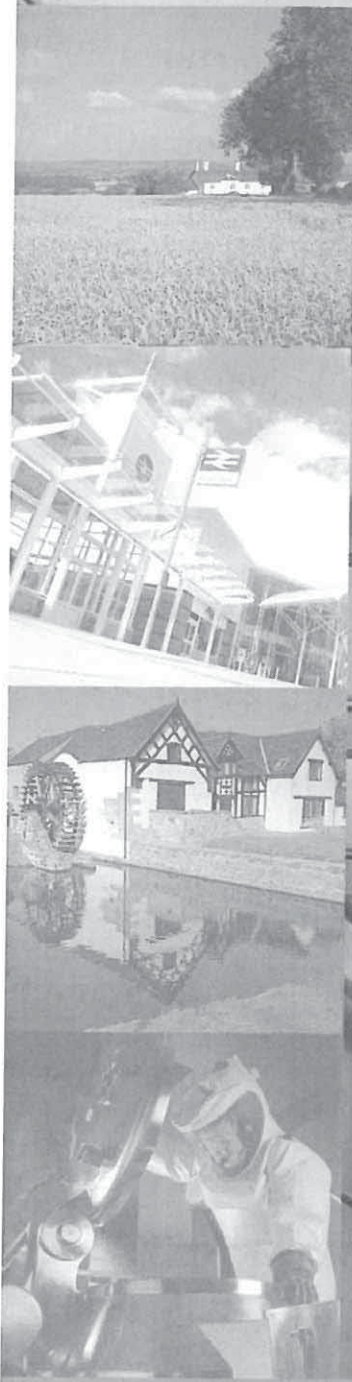
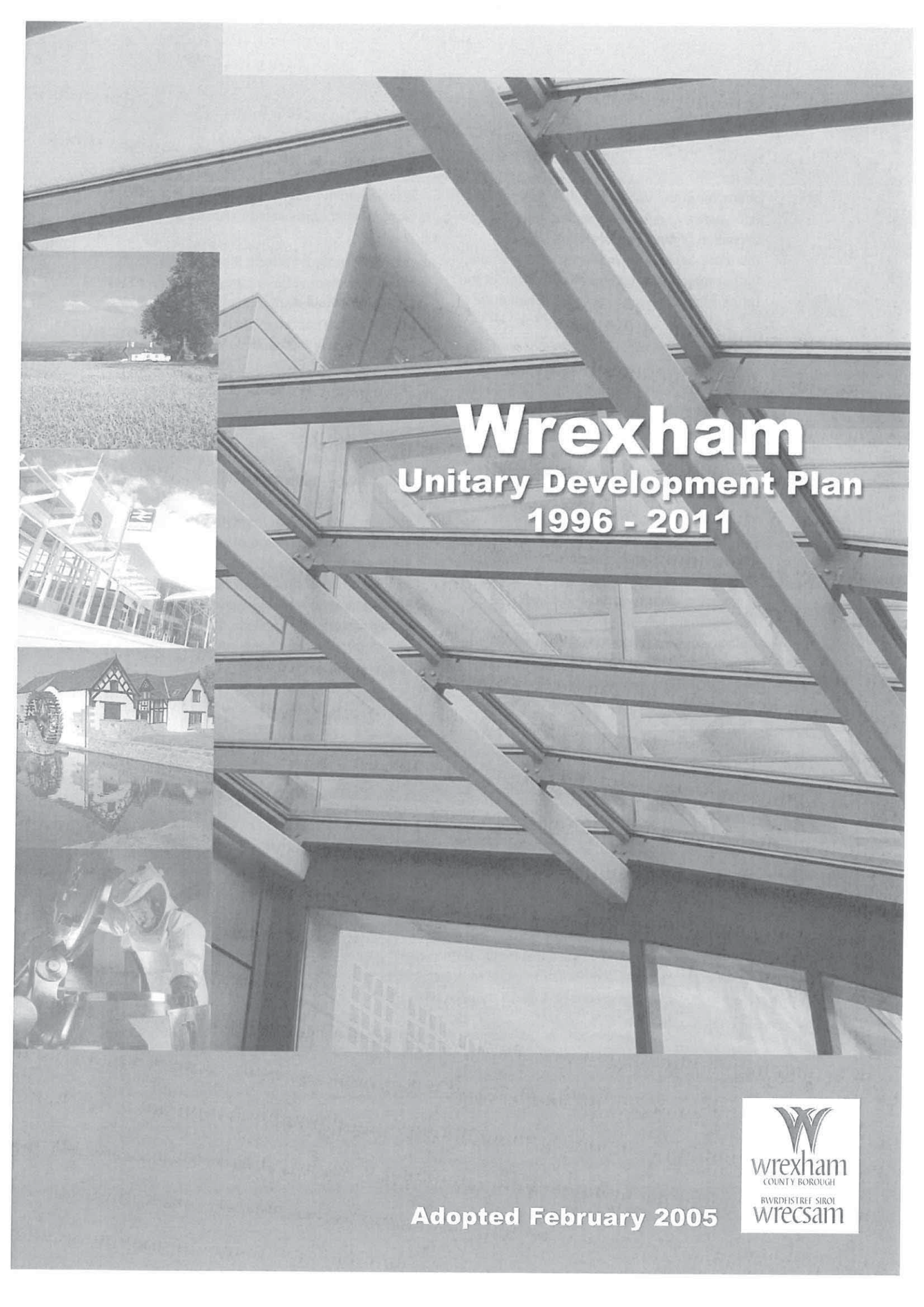
As such I consider that the above proposal would be detrimental to the visual amenity of the area. The proposal would not accord with Local Planning Guidance Note 1 – Adverts and TAN7 (national planning guidance).

RECOMMENDATION SUMMARY

Recommend Refusal	Summary of Reasons	LM(s) Notified of Delegated refusal? (Include any response)
x	Visual impact	

Please complete Green Register Sheet with conditions/ reasons and any special instructions.

15B



Wrexham

Unitary Development Plan 1996 - 2011

Adopted February 2005



character of the villages by maintaining these open areas and this is reflected in the allocation of land for development. It is therefore considered inadvisable to promote further major development on the edge of the urban villages beyond existing commitments.

c) The Rural Villages. The range of services available in these settlements is generally confined to those meeting purely local needs. The settlements themselves are surrounded by attractive countryside and some are not conveniently accessible by public transport. New development is therefore restricted to small sites.

3.5 With the exception of the smallest hamlets, development boundaries have been defined for all settlements. These boundaries establish a clear limit beyond which new development will not be allowed. Inside settlement boundaries, development will normally be acceptable provided it accords with the built environment policies in Part 2 of the Plan and complies with the Council's

supplementary planning guidance and adopted standards listed in Appendix III.

3.6 The strategy reflects the potential which some settlements have for further development while recognising that, in others, development opportunities are severely constrained by the capacity infrastructure or services or by the need to safeguard the environment.

Housing

3.7 The housing element of the strategy reflects the overall approach towards settlement growth set out above. In essence, the aim is to allocate most new housing development to a range of sites within and adjacent to existing built up areas; to make optimum use of previously developed or vacant land; to make use of spare capacity in infrastructure and services; and to focus on locations with reasonable public transport, walking and cycling links.

Part 1: Strategic Policies

THE BROAD LOCATION OF DEVELOPMENT

Policy PS1 New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.

Policy PS2 Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy PS3 Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality.

Policy PS4 Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

4. General Development Principles

Development Objectives

Policy GDP1 All new development should:-

- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
- f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
- j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

4.1 In addition to the specific land use or locational policies of the Plan, all development proposals must satisfy certain general requirements, the regulation of which is a key function of the planning system (e.g. drainage/liability to flood, stability, natural hazard, energy efficiency, materials and design, etc.). Many of these matters are the responsibility of statutory organisations that are automatically consulted on development proposals. Quality development can only be achieved through the application of flexible but sensitive standards relating to the visual and operational quality of new development and its impact on people and the surrounding environment. Good design often costs no more than bad. The Council, will, from time to time issue supplementary planning guidance with the aim of encouraging high standards of development and design. Development proposals will be determined in accordance with the Unitary Development Plan, unless material considerations indicate otherwise. The Council will also make reference to non-statutory Supplementary Planning Guidance in their consideration and determination of development proposals, as appropriate. The Council will make full use of obligations under section 106 of the Town and Country Planning Act and of planning conditions to ensure that all new development accords with detailed Plan policies and that



the aims of the Plan are fully implemented. The Council will also prepare Development Briefs for allocated sites where it is appropriate to do so. A development brief has been prepared, for example, for the major development site at Ruthin Road, Wrexham, where land is allocated for housing, employment, and education.

4.2 Wrexham County Borough contains a number of installations designated as notifiable to the Health and Safety Executive by virtue of the quantities of hazardous substances stored and used. Whilst they are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the development of land in their vicinity. The siting of new installations will be subject to planning controls aimed at keeping them separated from houses and other land with which they might be incompatible from a safety viewpoint.

4.3 The unique character of parts of the County Borough is derived from its Welsh culture and landscape. The Welsh language is an important part of the daily lives of many local inhabitants and a key determinant of the social fabric of the communities of, for example, the Ceiriog Valley, Rhos/Johnstown, Penycae, Coedpoeth and Minera. The safeguarding and nurturing of this cultural and linguistic identity cannot occur in isolation from the development of the local economy and conservation of the landscape.

4.4 Crime prevention can be a material consideration when considering planning applications, and local authorities are under an obligation to consider the need to prevent crime in all decisions they take. There has to be a balanced approach to design which attempts to reconcile the visual and other qualities of a development with the need to prevent crime, the fear of crime, and disorder.



*Available in
alternative formats*

Advertisements

This is one of a series of local planning guidance notes amplifying local planning proposals in a clear and concise format with the objective of improving design standards. Good design is welcome everywhere and the principles contained in this guide apply throughout the County Borough. The proposals and guidelines which follow have been prepared and adopted by the Council to foster a better standard of design. By taking note of the straightforward advice contained in this leaflet it is hoped that developers and shopowners will appreciate the need for schemes for repair of improvements or shopfronts and their related advertisements, and incorporate necessary features at planning application stage. It does not remove the need for skilled architectural advice.

These guidelines cannot hope to cover all areas and applicants and agents are advised wherever the circumstances are unusual to discuss their proposals with a planning officer prior to formal submission of an application. Most new developments will be considered with regard to the following proposals.

This leaflet sets out the broad policy guidelines to be used by the Council in considering proposals for advertisement signs throughout the County Borough. Whilst controls of advertisements legislation requires applications to be judged in terms of amenity and road safety, the aim is to encourage imaginative yet sensitive signage proposals which will enhance the buildings and streetscene and protect sensitive environments, particularly within designated conservation areas where the adverse impact of inappropriate signage causes most harm to visual amenity. The Council recognises that appropriate advertisements may add colour and interest to enhance drab environments.

Types of Advertisements

● Fascia Signs

On commercial premises the most common place for displaying advertisements is the fascia. Such signs should not be bulky or deep and should reflect shop divisions if adjoining units are merged. Signs should not obliterate any architectural features such as cornices, pilasters, and first floor level window sills. Traditional hand painted timber fascias are preferred but other materials such as matt perspex or sprayed aluminium may be considered acceptable where appropriate. The use of individual lettering either painted

or fixed to the backdrop of the fascia or facade will be encouraged, with the size and style of the letters reflecting the character of the building and being in proportion to the size of the fascia. The Council will oppose the illumination of a complete fascia in favour of external illumination by means of a low intensity concealed strip lighting, spot lights, or individual internally illuminated letters.

● Projecting Signs

Internally illuminated projecting box signs either at fascia level or above will be resisted. Where projecting signs will add to visual interest, they should be of appropriate materials, of a high design quality, relate to the size and scale of the building facade and should be positioned so as not to obscure any architectural features of the building. They should if possible be located at or just above the fascia level and not higher than first floor sill height where they would be overintrusive. If illumination is essential it should be achieved by concealed strip lighting or by the use of spot lights.



Window Lettering

- The Council will not normally permit signs above fascia level, although the use of traditional window lettering applied direct to the window glass is particularly suitable for first and second floor premises as well as giving an individual appearance to street level shopfronts.

Hoardings

- The siting of large roadside advertisement hoardings or hoardings fixed to walls of buildings has a marked effect on the locality and such proposals will be resisted in conservation areas, rural areas and residential areas.

Advance Signs

- Directional signs adjacent to main roads that are a traffic hazard and detrimental to the visual amenity of the area will be resisted. Large developments (industrial estates or tourist centres) where large traffic generation may cause highway safety problems must be signed by proper highway signs.

Replacements Signs

- In dealing with applications for new signage the Council will expect applicants to agree to a reduction or rationalisation of existing signs to avoid advertisement clutter.

Signs in Residential and Rural Areas

- The Council expects signage on isolated business premises or groups of units within

primarily residential or rural areas to fall within the "deemed consent" legislative provisions. In exceptional cases, where applications are necessary special attention should be given to protecting residential amenity and in particular any illumination should be kept to a minimum level.

Signs in Industrial Areas

- In predominantly industrial areas there is likely to be a greater degree of freedom for the display signs though the Council would still expect the size and location of proposed signs to have regard to the scale, appearance and character of the building/premises on which they are to be placed. Signs at a high level where they would be clearly visible from outside the immediate locality will be resisted. Flag advertisements will generally be permitted subject to satisfactory height and siting to ensure that no nuisance would be caused to adjoining occupiers.

Free Standing

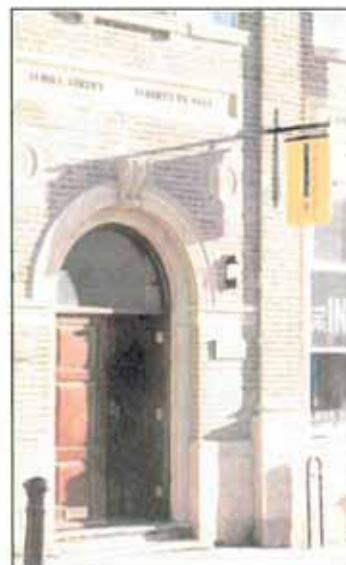
- Advertisement modules in pedestrianised areas free standing advertisement modules may be appropriate in adding visual interest to the street scene.

Temporary Free Standing Signs

- Temporary signs such as A-boards placed on the highway outside business premises during opening hours pose a hazard to disabled persons and often result in a visual clutter and will therefore be resisted.

Conclusion

The above guidelines explain the Council's policy towards advertisements and assists prospective applicants in preparing applications. If there is any doubt whether advertisement consent is required advice should again be sought. Advice can also be obtained from Department of the Environment/Welsh Office booklet "Outdoor Advertisements and Signs: A Guide for Advertisers".



For further information contact:

Chief Planning Officer,
Lambpit Street,
Wrexham, LL11 1AR.

Telephone: (01978) 292017.
Fax: (01978) 292502.
www.wrexham.gov.uk

Adopted October 1993; updated 2000.

Applicant	MR DAVID METCALFE BAYNON PROPERTY SERVICES	Code Number	CEF P/2016/0315
Agent	BAYNON PROPERTY SERVICES MR DAVID METCALFE 34 CRANE LANE CEFN MAWR WREXHAM LL14 3RA	Date Received	04/04/2016 10/08/2016
		Decision Date	

Town and Country Planning Act, 1990
Town and Country Planning (Control of Advertisements) Regulations 1992

Location of application

TESCO ROUNDABOUT, WELL STREET, CEFN MAWR, WREXHAM, LL14 3AE.

Description of application

DISPLAY OF NON ILLUMINATED POLE MOUNTED SIGN

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1	Development objectives
PS2	Development and the environment

Particulars of decision that Consent be REFUSED

1. The signage, by reason of its position, scale and form would represent an unappropriated structure ultimately resulting in the proliferation of street clutter which would not make a positive contribution to the street scene. The proposal is therefore contrary to policy GDP1 of the Wrexham Unitary Development Plan.
2. The signage, by reason of its position, scale and form would result in the reduction in visibility from Waterloo Place and to allow the development would cause a detriment to highway safety. To allow the development would be contrary to Wrexham Unitary Development Plan.

Applicant	MR DAVID METCALFE BAYNON PROPERTY SERVICES	Code Number	CEF P/2016/0315
Agent	BAYNON PROPERTY SERVICES MR DAVID METCALFE 34 CRANE LANE CEFN MAWR WREXHAM LL14 3RA	Date Received	04/04/2016
		Decision Date	10/08/2016



Officer Appointed for this purpose
Head of Environment and Planning

Refer to the Statement of Applicant's Rights and General Information Enclosed or
refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

In pursuance of its powers under the Acts and Orders referred to below the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	MR DAVID METCALFE BAYNON PROPERTY SERVICES	Code Number	CEF P/2016/0314
Agent	BAYNON PROPERTY SERVICES MR DAVID METCALFE 34 CRANE LANE CEFN MAWR WREXHAM LL14 3RA	Date Received	04/04/2016 10/08/2016
		Decision Date	

Town and Country Planning Act, 1990
Town and Country Planning (Control of Advertisements) Regulations
1992

Location of application

FESTIVAL FIREWORKS, CRANE STREET, CEFN MAWR, WREXHAM,
LL14 3AB.

Description of application

DISPLAY OF NON ILLUMINATED POLE MOUNTED ON WALL SIGN

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

Particulars of decision that Consent be REFUSED

1. The signage, by reason of its position, scale and form would represent an inappropriate structure ultimately resulting in the proliferation of street clutter which would not make a positive contribution to the street scene or the conservation area. The proposal is therefore contrary to policy GDP1 of the Wrexham Unitary Development Plan.

Applicant	MR DAVID METCALFE BAYNON PROPERTY SERVICES	Code Number	CEF P/2016/0314
Agent	BAYNON PROPERTY SERVICES MR DAVID METCALFE 34 CRANE LANE CEFN MAWR WREXHAM LL14 3RA	Date Received	04/04/2016
		Decision Date	10/08/2016



Officer Appointed for this purpose
Head of Environment and Planning

Refer to the Statement of Applicant's Rights and General Information Enclosed or
refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning



Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

P / 2016 / 0315

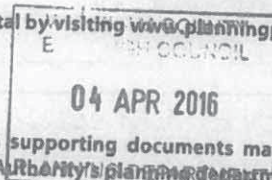
Application for consent to display an advertisement(s).

Town and Country Planning (Control of Advertisement) Regulations 1992

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the authority's website. If you require any further clarification, please contact the Authority's planning department.



Please complete using block capitals and black ink.

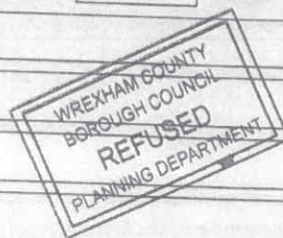
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR.	First name:	DAVID.
Last name:	METCALFE.		
Company (optional):	BARNON PROPERTY SERVICES.		
Unit:	House number:	34.	House suffix:
House name:	CRANE LANE.		
Address 1:	CRAU MAWR		
Address 2:	PONTCEYLLTE WHS.		
Address 3:			
Town:			
County:	WREXHAM.		
Country:	WALES.		
Postcode:	UK.		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:	House number:		House suffix:
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			



3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: TESCO ROUNDABOUT.

Address 1:

Address 2:

Address 3:

Town: CRAN MANR.

County: WREXHAM

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

LOCAL TRADER SIGNAGE.

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

LORNA CORING.

Reference:

EMAILS 2015/16.

Date (DD/MM/YYYY):

(must be pre-application submission)

MANY.

Details of pre-application advice received?

TYPE OF SIGNAGE & SUITABILITY.

5. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

THIS IS AN APPLICATION ON BEHALF OF THE COMMUNITY & HAVE CONSENT FROM TESCO

6. Authority Employee / Member

With respect to the Authority, I am:

- a) a member of staff
b) an elected member
c) related to a member of staff
d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

7. Description of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

LOCAL TRADER STRIP SIGNAGE
PLEASE SEE ATTACHED.

Please indicate the number of the following types of advertisement(s) you are applying for:	Number of advertisement(s)
Application for fascia sign(s)	<u>1</u>
Application for a projecting or hanging sign(s)	<u>NO</u>
Application for a hoarding(s)	<u>NO</u>
Other	<u>NO.</u>

If you selected Other, please describe:

THIS WILL HAVE 12 STRIPS FOR LOCAL TRADERS.

8. Advertisement Display

Is the advertisement you are applying for already in place? ☐ Yes ☒ No

If Yes, please provide details of when the use or work started:

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

☐ Yes ☒ No ☐ Not applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photographs.

Will the proposed advertisement(s) project over a footpath or other public highway? ☐ Yes ☒ No

9. Advertisement Period

Please state the period of time for which consent is sought for the advertisement:

From

01/05/16

To

01/05/2026

date (DD/MM/YYYY)

10. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed?

☐ Yes

☒ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?

☒ Yes

☐ No

If No, why not?

11. Details of Proposed Advertisement(s)

Please provide a full description of each proposed advertisement (e.g. fascia sign, box sign, projecting sign, hoarding, flag etc)

	Advertisement 1	Advertisement 2	Advertisement 3
Type:	FREE STANDING STRIP TYPE SIGN		
a) The height from the ground to the base of the advertisement (in metres)	380mm.		
b) The dimensions of the proposed advertisement (H x W x D) (in metric)	H 3500mm W 1500mm D 60mm.		
c) The maximum height of any of the individual letters and symbols (in metric)	250mm.		
d) The colour of the text and background	WHITE ON BLUE.		
e) Materials of the proposed sign(s)	WOOD + STEEL.		
f) The maximum projection of advertisement from the face of the building	FREE STANDING / POLE MOUNTED		
Will any of the sign(s) be illuminated	Yes ☐ No ☒	Yes ☐ No ☐	Yes ☐ No ☐
If Yes for any of the proposed signs, answer g), h) and i)			
g) Details of method of illumination (internally illuminated/externally illuminated)			
h) illuminance levels (cd/m ²)			
i) Will the illumination be static or intermittent?			

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☒

Drawings

The drawing of the proposed advertisement should show its dimensions and position on the land or building in question. For a sign, the drawing should indicate the materials to be used, fixings, colours, height above the ground and, where it would project from a building, the extent of the projection. A site location plan should also be provided which identifies the proposed position of the advertisement and location of the site by reference to at least two named roads. It should be drawn to an identified scale and show the direction of North. Ordnance Survey maps are not required. Photographs and photomontages may be used. The original and 3 copies of each drawing should be provided: ☒

Description of signs, size and illumination

The type of each sign for which application is being made, e.g. fascia, projecting box, pole-mounted free-standing, should be shown, together with the dimensions of each sign. If any of the signs are to be illuminated please describe the type of illumination, e.g. internal, external, floodlight, etc, and whether the illumination will be static, flashing, or have moving parts. The original and 3 copies of each description should be provided: ☒

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north: ☒

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒

The correct fee: ☒

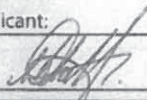
Owner's consent:

It is a condition of every consent granted by or under the Regulations that, before displaying any advertisement, the permission of the owner of the land or other person entitled to grant permission must be obtained. To display any advertisement without this permission is an offence, open to immediate prosecution.

Where the site is within the boundaries of a highway, evidence that the application is acceptable to the highway authority must be provided.

13. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant: 

Or signed - Agent:

Date DD/MM/YYYY:

1/4/2016

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:
01978 823 700

Country code: Mobile number (optional):
07796 660 666

Country code: Fax number (optional):

Email address (optional):
satratclaire@hotmail.com

15. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number: BY EMAIL PLEASE

Email address:

Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning



Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwef: www.wrexham.gov.uk/planning

P / 2016 / 0314

Application for consent to display an advertisement(s).

Town and Country Planning (Control of Advertisement) Regulations 1992

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR.	First name:	DAVID
Last name:	MOTCALFE.		
Company (optional):	BAYNON PROPERTY SERVICES.		
Unit:	House number:	34	House suffix:
House name:	CRANE LANE		
Address 1:	CREW MAWR.		
Address 2:	PONTCEYLLTE WHS.		
Address 3:			
Town:			
County:	WREXHAM.		
Country:	WALES.		
Postcode:	LL14 3RA.		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:	House number:		House suffix:
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

WREXHAM COUNTY
BOROUGH COUNCIL

04 APR 2016

PLANNING DEPARTMENT

WREXHAM COUNTY
BOROUGH COUNCIL
PLANNING DEPARTMENT
REFUSED

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1: TOP OF HILL STREET.

Address 2: FESTIVAL FIREWORKS

Address 3: COFN MAWR.

Town:

County: WREXHAM.

Postcode (optional): LL14 3AE.

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

LOCAL TRADER SIGNAGE.

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: LORNA CORINK.

Reference: MANY EMAILS.

Date (DD/MM/YYYY): 2015/16.
(must be pre-application submission)

Details of pre-application advice received?

TYPE OF SIGNAGE AND SUITABILITY.

5. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

THIS IS AN APPLICATION ON BEHALF OF THE COMMUNITY & WE HAVE POPULAR SUPPORT.

6. Authority Employee / Member

With respect to the Authority, I am: Do any of these statements apply to you?

- a) a member of staff ☐ Yes ☒ No
b) an elected member ☐ Yes ☒ No
c) related to a member of staff ☐ Yes ☒ No
d) related to an elected member ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

7. Description of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

LOCAL TRADER STRIP SIGNAGE
 PLEASE SEE ATTACHED.

Please indicate the number of the following types of advertisement(s) you are applying for:	Number of advertisement(s)
Application for fascia sign(s)	1
Application for a projecting or hanging sign(s)	No
Application for a hoarding(s)	No
Other	No

If you selected Other, please describe:

8. Advertisement Display

Is the advertisement you are applying for already in place? ☐ Yes ☒ No

If Yes, please provide details of when the use or work started:

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

☐ Yes ☒ No ☐ Not applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photographs.

Will the proposed advertisement(s) project over a footpath or other public highway? ☐ Yes ☒ No

9. Advertisement Period

Please state the period of time for which consent is sought for the advertisement:

From 01/05/2016

To 01/05/2026

date (DD/MM/YYYY)

10. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed?

☐ Yes

☒ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?

☒ Yes

☐ No

If No, why not?

11. Details of Proposed Advertisement(s)

Please provide a full description of each proposed advertisement (e.g. fascia sign, box sign, projecting sign, hoarding, flag etc)

	Advertisement 1	Advertisement 2	Advertisement 3
Type:	POLE MOUNTED ON WALL MOUNT. STRIP TYPE SIGNS.		
a) The height from the ground to the base of the advertisement (in metres)	500mm.		
b) The dimensions of the proposed advertisement (H x W x D) (in metric)	H 3500mm	W 1500mm	D 60mm.
c) The maximum height of any of the individual letters and symbols (in metric)	250mm		
d) The colour of the text and background	WHITE ON BLUE.		
e) Materials of the proposed sign(s)	WOOD + STEEL.		
f) The maximum projection of advertisement from the face of the building	100mm.		
Will any of the sign(s) be illuminated	Yes ☐ No ☒	Yes ☐ No ☐	Yes ☐ No ☐
If Yes for any of the proposed signs, answer g), h) and i)			
g) Details of method of illumination (internally illuminated/externally illuminated)			
h) illuminance levels (cd/m ²)			
i) Will the illumination be static or intermittent?			

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☒

Drawings

The drawing of the proposed advertisement should show its dimensions and position on the land or building in question. For a sign, the drawing should indicate the materials to be used, fixings, colours, height above the ground and, where it would project from a building, the extent of the projection. A site location plan should also be provided which identifies the proposed position of the advertisement and location of the site by reference to at least two named roads. It should be drawn to an identified scale and show the direction of North. Ordnance Survey maps are not required. Photographs and photomontages may be used. The original and 3 copies of each drawing should be provided: ☒

Description of signs, size and illumination

The type of each sign for which application is being made, e.g. fascia, projecting box, pole-mounted free-standing, should be shown, together with the dimensions of each sign. If any of the signs are to be illuminated please describe the type of illumination, e.g. internal, external, floodlight, etc, and whether the illumination will be static, flashing, or have moving parts. The original and 3 copies of each description should be provided: ☒

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north: ☒

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒

The correct fee: ☒

Owner's consent:

It is a condition of every consent granted by or under the Regulations that, before displaying any advertisement, the permission of the owner of the land or other person entitled to grant permission must be obtained. To display any advertisement without this permission is an offence, open to immediate prosecution.

Where the site is within the boundaries of a highway, evidence that the application is acceptable to the highway authority must be provided.

13. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:
[] 01978 823 700 []

Country code: Mobile number (optional):
[] 07796 260 666 []

Country code: Fax number (optional):
[] []

Email address (optional):
saratdave@hotmail.com

15. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:
[] [] []

Country code: Mobile number (optional):
[] []

Country code: Fax number (optional):
[] []

Email address (optional):
[]

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent ☒ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: []

Telephone number: BY MAIL PLEASE []

Email address: []

Cerys Jones

From: Philip Forster
Sent: 12 September 2016 10:34
To: planning_admin
Subject: FW: Planning Applications P 2016 0314 & 0315

Post decision correspondence for both files please

From: David Taylor
Sent: 06 September 2016 09:21
To: Philip Forster
Subject: RE: Planning Applications P 2016 0314 & 0315

Good morning Philip

In reference to Mr Metcalfe's planning application, which certainly has merit as the high street is dying and no signage anywhere to inform possible passing trade/footfall of The shops win Cefn, let alone Cefn as A conservation /heritage village. Most grateful if could advise of contact name/telephone number of the Conservation/heritage officer so that Mr Metcalfe's, the shop owners myself, and the officer can work in partnership, discuss and come up with an alternative that would be deemed suitable by the planning office/committee.

As a member of planning I have stayed in the background in case the issue came to the planning committee, Many thanks Philip

Regards

Dave

-----Original Message-----

From: Philip Forster
Sent: Tuesday, August 09, 2016 11:44 AM GMT Standard Time
To: Dave Metcalfe
Cc: David Taylor; Derek Wright; Lorna Goring
Subject: RE: Planning Applications P 2016 0314 & 0315

Dear Mr Metcalfe,

Thanks for your email. I shall deal with your points in turn.

Street clutter is term which refers to the proliferation of inappropriate street furniture, ill thought out infrastructure and poorly positioned signage. Advanced directional signage is generally not supported in accordance with Council policy and guidance. In this instance, it is considered that the Tesco signage was of a reasonable quality design, was not placed in a position that would cause harm to highway safety and relates to a business that is located with a reasonable distance to its position. Your signage, is characteristic of a composite sign to an industrial estate and appears at a scale as to be seen from a distance. Perhaps a location closer to the shops on Well Street would be better where there is a clear reference to where the businesses are located. In this regard, a smaller simpler sign would be justified.

It is not for the local planning authority to design or put forward alternative options. This is your application/proposal and the LPA will react to what it is presented with. However, I understand that you have liaised with the Council Conservation team on this matter and they have provided comments on both proposals. The principle of the signage is accepted and could be achieved. I have attached their responses and you may wish to consider these in full and perhaps take them into account.

I remain of the opinion that the approach to the signage as designed is not appropriate. You have the option to withdraw these applications and I would be happy to be involved with any further discussions, especially with the Conservation officers.

Regards

Philip
Philip Forster
Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



01978 298786
Cyngor Bwrdeistref Sirol Wrexham, Neuadd y Dref, Wrexham LL11 1AY
Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY
wrexham.gov.uk | wrexham.gov.uk
twitter.com/cbswrexham | twitter.com/wrexhamcbc
facebook.com/cynqorwrexham | facebook.com/wrexhamcouncil

From: Dave Metcalfe [<mailto:satratdave@hotmail.com>]
Sent: 08 August 2016 17:01
To: Philip Forster
Subject: Re: Planning Applications P 2016 0314 & 0315

Dear Sir,

Thank you for the reply and we note your points.

However we do ask the following concerning such:

The signage we are proposing is smaller than the Tesco Signage which has already be granted planning permission, therefore can you explain why our application is considered to large?

Street Clutter, please expand on this issue so that we can relate your views to our local traders, I am sure they will be interested.

We note you are not objecting to our local traders continued business and trying to win back some trade from the new Tesco Bypass of Cefn Mawr, so rather that just not object, and not leave any options either, perhaps you could send over what you do consider appropriate?

Then we can consider that and if suitable we will update or amend accordingly.

Regards,

David Metcalfe,

From: Philip Forster <Philip.Forster@wrexham.gov.uk>
Sent: 08 August 2016 16:41
To: Dave Metcalfe
Subject: RE: Planning Applications P 2016 0314 & 0315

Dear Mr Metcalfe,

I refer to your applications (P/2016/0314 and P/2016/0315) for the erection of composite signage in Cefn Mawr.

I have concerns regarding the nature of these proposals in predominantly in terms of the scale and design of the signage. I feel that this is inappropriate signage of a style which is excessive in terms of its scale. The signage will ultimately result in incongruous structures within the streetscene contributing to the proliferation of street clutter.

I am not objecting to the principle of signage to encourage use of the Cefn Mawr district shopping area. However, I feel that there are more appropriate routes to take which would ultimately result in more characteristic, appropriate to the area which do not result in an overly large, industrial estate style composite sign.

The Tesco roundabout sign would also be positioned whereby visibility splays from Waterloo Place would also be interfered with. This would not be acceptable from our highway department's point of view and they have objected on this basis. For your info I am also aware that the Community Council have objected to both proposals.

I will be making my recommendation to refuse both schemes.

Regards

Philip
Philip Forster
Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



01978 298786
Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam LL11 1AY
Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY
wrecsam.gov.uk | wrexham.gov.uk
twitter.com/cbswrecsam | twitter.com/wrexhamcbc
facebook.com/cyngorwrecsam | facebook.com/wrexhamcouncil

From: Dave Metcalfe [<mailto:satratdave@hotmail.com>]
Sent: 01 August 2016 03:51
To: planning_admin; Philip Forster
Subject: Re: Planning Applications P 2016 0314 & 0315

Dear Sir,

Is there any news as regards our planning applications that were now lodged some time ago and are well over due for a decision.

We have many local traders to try and help that have previously been threatened with Court Prosecution by WCBC for putting signs up, so we need to get this resolved to help our local traders who will have the opportunity to advertise their shops on the signage without fear of prosecution by WCBC.

This situation is not acceptable and is causing our local traders unnecessary hardship.

Regards,

David Metcalfe,

www.pkcgroupp.wales



Plas Kynaston Canal Group -
Pontcysyllte Aqueduct & Cefn Viaduct

www.pkcgroupp.wales

The Plas Kynaston Canal Group for the Cefn at the center of the Pontcysyllte World Heritage Site for Cefn Mawr & Bychan, Acrefair, Trevor, Rhosymedre, Plas Madoc....

From: planning_admin <planning_admin@wrexham.gov.uk>
Sent: 27 July 2016 10:34
To: Philip Forster
Cc: Dave Metcalfe
Subject: FW: Planning Applications P 2016 0314 & 0315

Hi Phil,

Please see request below for an update on the two applications listed.

Ann Jones

Swyddog Cefnogi Busnes / Business Support Officer
Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council



☎ 01978 298740

📍 Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY

📍 Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam LL11 1AY

🌐 wrexham.gov.uk | wrecsam.gov.uk

🐦 twitter.com/wrexhamcbc | twitter.com/cbswrecsam

📘 facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam



Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: Dave Metcalfe [<mailto:satratdave@hotmail.com>]
Sent: 27 July 2016 05:31
To: planning_admin
Subject: Re: Planning Applications P 2016 0314 & 0315

Dear Sirs,

Can you please advise as to the status of our planning applications submitted in early April regards signage in Cefn Mawr for our local traders?

Regards,

Dave Metcalfe.

WWW.PKCGROUP.WALES

From: Dave Metcalfe <satratdave@hotmail.com>
Sent: 21 July 2016 14:36
To: planning_admin@wrexham.gov.uk
Subject: Fw: Planning Applications P 2016 0314 & 0315

From: Dave Metcalfe <satratdave@hotmail.com>
Sent: 19 July 2016 08:32
To: planning_admin@wrexham.gov.uk
Subject: Planning Applications P 2016 0314 & 0315

Dear Sirs,

Can you please advise as to the status of our planning applications submitted in early April regards signage in Cefn Mawr for our local traders?

Regards,

Dave Metcalfe.

WWW.PKCGROUP.WALES



Plas Kynaston Canal Group -
Pontcysyllte Aqueduct & Cefn Viaduct

www.pkcggroup.wales

The Plas Kynaston Canal Group for the Cefn at the center of the Pontcysyllte World Heritage Site for Cefn Mawr & Bychan, Acrefair, Trevor, Rhosymedre, Plas Madoc....

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm